

PRESENTED BY:









Competition Overview

- WHAT?
 - Energy efficiency competitions for Cincinnati area office buildings
- WHO?
 - Commercial office buildings in the Cincinnati market
 - Presented by BOMA Cincinnati, IREM, and Duke Energy
- WHY?
 - Raise awareness and accelerate action on energy efficiency
 - Reduce operating costs for building owners and tenants
 - Improve competitive positioning
 - Demonstrate community leadership



Why focus on energy efficiency in commercial real estate?

COST SAVINGS



INCREASED ASSET VALUE









COMPETITIVE ADVANTAGE

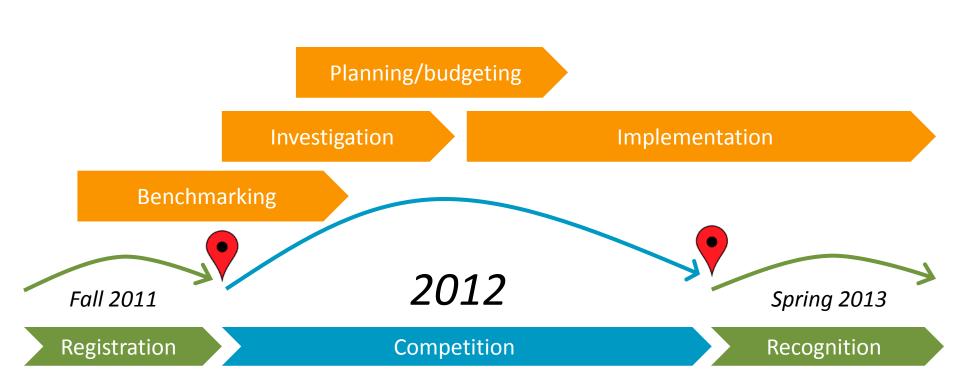


COMMUNITY & ENVIRONMENT





Timeline





Measuring Energy Efficiency

Is **60 MPG** high or low for an automobile?



Is 90 kBtu/sq. ft./year high or low for an office building?

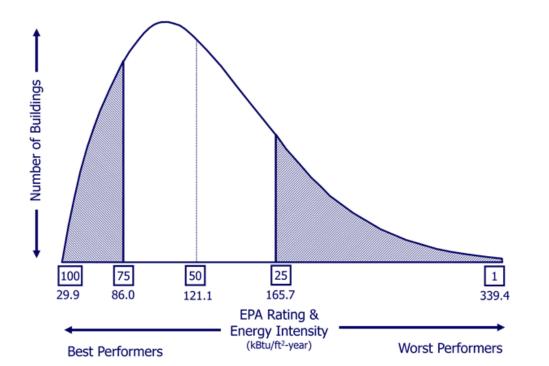


ENERGY STAR Score
Scale 1 - 100



ENERGY STAR Portfolio Manager

- Designed to provide "apples to apples" comparison of energy use across similar buildings
 - Generates a 1-100 score for a building
 - Normalizes for weather, occupancy, space use







Investigating ways to save energy

Trainings:

Energy Playbooks:



Save the Date!

Preliminary Training Schedule

| | - 1 | | | | | | | 0 | | |
|--|-----|------------|----|------------|--|--|--|----------------------------------|--|--|
| | | DATE | | TIME | TITLE | | DESCRIPTION | my | | |
| | - | 12/14/2011 | | 1 p.m. ES | Benchmarking Energy Performance w ENERGY STAR Portfolio Mana | /ith | Learn how to evaluate energy performar buildings with EPA's Portfolio Manager. T will cover creating a user account, identify requirements, managing and sharing infor establishing an energy performance score. | | | |
| | | 1/19/2012 | 1 | l p.m. EST | Benchmarking Energy Performance wit ENERGY STAR Portfolio Manage | formance with RGY STAR requires The devaluate energy positive and the parts of t | | Property Initial OB ACME Cracket | | |
| | 2/ | /9/2012 | TE | BD | Saving Energy in Office Buildings | L cr es | Learn common opportunities, low-cost strategies capital project ideas that can help reduce operation expenses. This workshop will present best practic technologies, operational changes, and financial ncentives to help you win the Kilowatt Crackdown. | | | |
| | 3/1 | //1/2012 | | .m. EST | Saving Energy in Office Buildings | Le: cap exp | Learn common opportunities, low-cost strategies, an capital project ideas that can help reduce operating expenses. This workshop will present best practices, echnologies, operational changes, and financial operatives to help you win the Kilowatt Cook of the continuous control of the control | | | |

ACME PLAZA

123 Main Street Cincinnati, OH 45246

perty Information

ding Square Feet:

100,550; Parking: 25,050 Coyote Realty

Average Electricity Rate: Average Natural Gas Rate: \$0.082/kWh N/A

Kilowatt Crackdown

Playbook

TME PLAZA is a 100,550 square-foot property located in Cincinnati, OH. The following table is based on responses to the Kilowatt ackdown Project Bank; it is intended to provide preliminary ideas for ways to save energy. These suggestions based on our xperience with office buildings nationwide. Discuss options with your local contractors and service providers to ensure optimal Incentives Available?1 payback*

| ex so | perience with office a | Estimated Project Cost (\$)* | Annual Savings (\$/yr) | Payback* | Prescriptive \$2,411 or \$1/lamp) |
|----------|---|------------------------------|---------------------------|-----------|---|
| | Recommendation | 67.200 | \$2,500 | 2.9 years | CEE Reduced Wattage Approved List |
| 1. | Recommendation Replace 28WT8 fluorescents (2,411 lamps) with 25W alternatives. Test a 25W tube first to verify if it will work with existing ballast and if the light output is sufficient. | | | 1 | Induction or LED – Incentives vary between exterior a parking garage |
| an | | | 500 | 5.2 years | lighting |
| s, | lostall induction lamps in place of parking lot lighting. (LED la | mps 1 \$13,700 netal | \$2,600 | | *see attached ch for incentive lev |



Participation

- 55 buildings met all eligibility requirements
 - Over 11.6 million square feet of office real estate
- 13 completed energy playbooks
 - Identified over \$400,000 in annual energy savings, all linked to Duke Energy incentives and resources

Companies:

- Cassidy Turley
- Cincinnati Financial
- Duke Realty
- GAIG
- Hamilton County

- McKnight Property Mgmt.
- Neyer Management
- Tipton Interests
- US Bank

The average
ENERGY STAR
rating rose from
68 in 2011 to
69 in 2012



Marketing success

 Buildings with a rating of 75 can earn the ENERGY STAR label



Top Cities with the Most ENERGY STAR Certified Buildings in 2012





21 participating buildings earned the ENERGY STAR label since 2012...



Prize Categories

Highest Performing Building

Buildings with the highest verified Energy
 Star ratings

Most Improved Performance

 Buildings showing the significant improvement in Energy Star rating from 2011 to 2012

Grand Prize

 Grand prize for to the firm, building, or individual demonstrating superior leadership in energy efficiency





AND NOW, THE WINNERS...



THANK YOU TO OUR JURY:

- Joe Broughton, DeBra-Kuempel
- Carl Chavis, Duke Energy
- Stephanie Geiser, BOMA Cincinnati
- Dick Hoekzema
- Adam Pulskamp, Engineering Excellence
- Jack Davis, JDM Associates

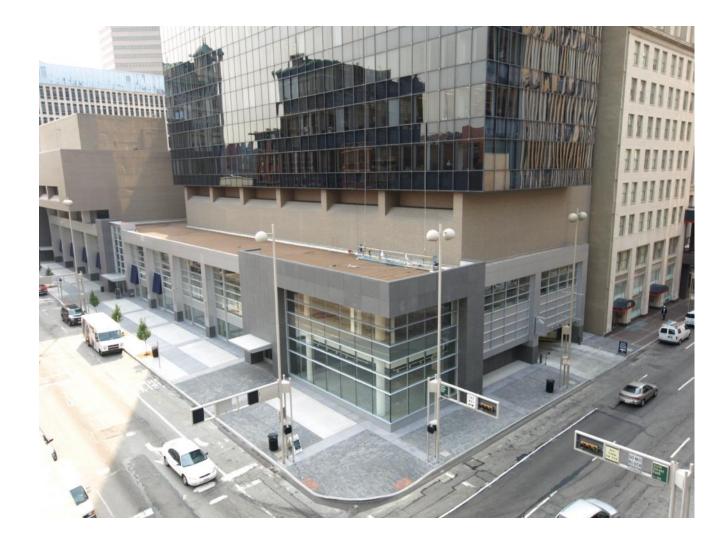






Highest Performing Buildings

• 3rd Place:



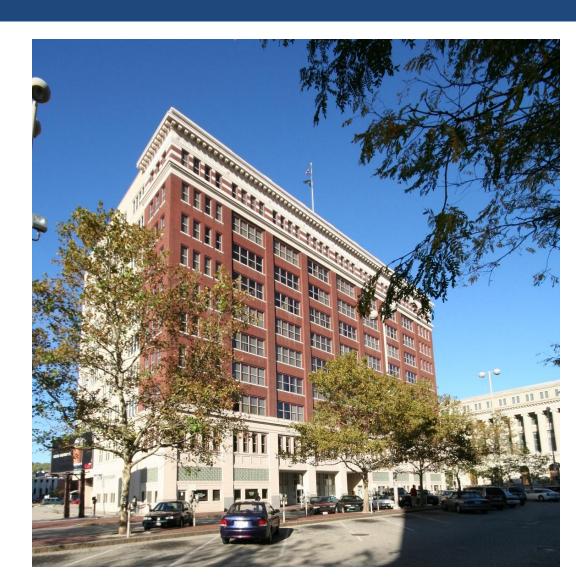
Walnut 580
Cassidy Turley



Highest Performing Buildings

2nd Place:

County Administration Building Hamilton County





Highest Performing Buildings

• 1st Place:



312 PlumCassidy Turley



MOST IMPROVED PERFORMANCE



• 3rd Place:



Alms & Doepke

Hamilton County



• 2nd Place:



County Courthouse

Hamilton County



• 1st Place:



4705 Governor's Pointe

Duke Realty



Honorable Mention



US Bank Operations Center



GRAND PRIZE



Grand Prize (Honorable Mention)

HonorableMention



Cincinnati Financial



Grand Prize

Cassidy/ Turley/

Cassidy Turley

- Most actively engaged company
- Completed 9 energy playbooks
- Improved performance throughout the portfolio





CONGRATULATIONS TO ALL PARTICIPANTS!





